

019.0

0001

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

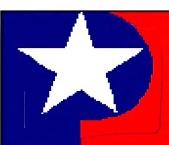
Total Card / Total Parcel

USE VALUE:

1,387,400 / 1,387,400

ASSESSED:

1,387,400 / 1,387,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 22 |        | SHERATON PK, ARLINGTON |

**OWNERSHIP**

Unit #:

Owner 1: PURCELL DANIEL A &amp; ROBIN/TRS

Owner 2: THE PURCELL TRUST

Owner 3:

Street 1: 22 SHERATON PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: PURCELL DANIEL A &amp; ROBIN -

Owner 2: -

Street 1: 22 SHERATON PARK

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .306 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 2674 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | %  | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 13310       |                    | Sq. Ft.   | Site      |           | 0          | 85.        | 0.80 | 2     |             |           | View   | 30 |        |   |        |   | 905,323         |           |   |           |        |      | 905,300   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code |  |  |  |  |  |  | Land Size |  | Building Value |  | Yard Items |  | Land Value |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|----------|--|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101      |  |  |  |  |  |  | 13310.000 |  | 481,000        |  | 1,100      |  | 905,300    |  | 1,387,400   |  |                   |  |  |  | 13602     |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  | GIS Ref   |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  | GIS Ref   |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  | Insp Date |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  | 12/01/17  |  |

!1608!

**USER DEFINED**

|                |          |
|----------------|----------|
| Prior Id # 1:  | 13602    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Prior Id # 1:  |          |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| PRINT Date     | Time     |
| 12/29/21       | 20:16:15 |
| LAST REV Date  | Time     |
| 10/24/19       | 15:24:39 |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

Parcel ID 019.0-0001-0011.A

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 481,000    | 1100      | 13,310.   | 905,300    | 1,387,400   |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 467,100    | 1100      | 13,310.   | 905,300    | 1,373,500   |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 467,100    | 1100      | 13,310.   | 905,300    | 1,373,500   | 1,373,500     | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 354,500    | 1100      | 13,310.   | 991,400    | 1,347,000   | 1,347,000     | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 354,500    | 1100      | 13,310.   | 630,900    | 986,500     | 986,500       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 354,500    | 1100      | 13,310.   | 576,800    | 932,400     | 932,400       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 354,500    | 1100      | 13,310.   | 468,600    | 824,200     | 824,200       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 346,400    | 1200      | 13,310.   | 468,600    | 816,200     | 816,200       | Year End Roll | 12/11/2014 |

**TAX DISTRICT**

| Grantor        | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| PURCELL DANIEL | 1334-89   |      | 3/15/2007 | Family    |            | 10 | No  | No    |       |
|                | 1023-63   |      | 12/1/1986 |           | 425,000    | No | No  | Y     |       |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 3/8/2001  | 138    | Redo Bat | 12,000 | C   |            |          |            | REMODEL BATHS      |
| 11/3/2000 | 894    | Addition | 79,000 | C   |            |          |            | 7X7 ADDITION-REM K |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 12/1/2017  | TTL REFUSAL  | BS  | Barbara S |
| 2/7/2009   | Meas/Inspect | 197 | PATRIOT   |
| 10/30/1999 | Inspected    | 267 | PATRIOT   |
| 9/28/1999  | Mailer Sent  |     |           |
| 9/28/1999  | Measured     | 263 | PATRIOT   |
| 8/23/1993  |              | KT  |           |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

## **INTERIOR INFORMATION**

|               |     |                 |
|---------------|-----|-----------------|
| Avg Ht/FL:    | STD |                 |
| Prim Int Wal  | 2   | - Plaster       |
| Sec Int Wall: |     | %               |
| Partition:    | T   | - Typical       |
| Prim Floors:  | 3   | - Hardwood      |
| Sec Floors:   | 4   | - Carpet        |
| Bsmnt Flr:    | 12  | 25 %            |
| Subfloor:     |     |                 |
| Bsmnt Gar:    | 2   |                 |
| Electric:     | 3   | - Typical       |
| Insulation:   | 2   | - Typical       |
| Int vs Ext:   | S   |                 |
| Heat Fuel:    | 2   | - Gas           |
| Heat Type:    | 1   | - Forced H/Air  |
| # Heat Sys:   | 1   |                 |
| % Heated:     | 100 | % AC: 100       |
| Solar HW:     | NO  | Central Vac: NO |
| % Com Wal     |     | % Sprinkled     |

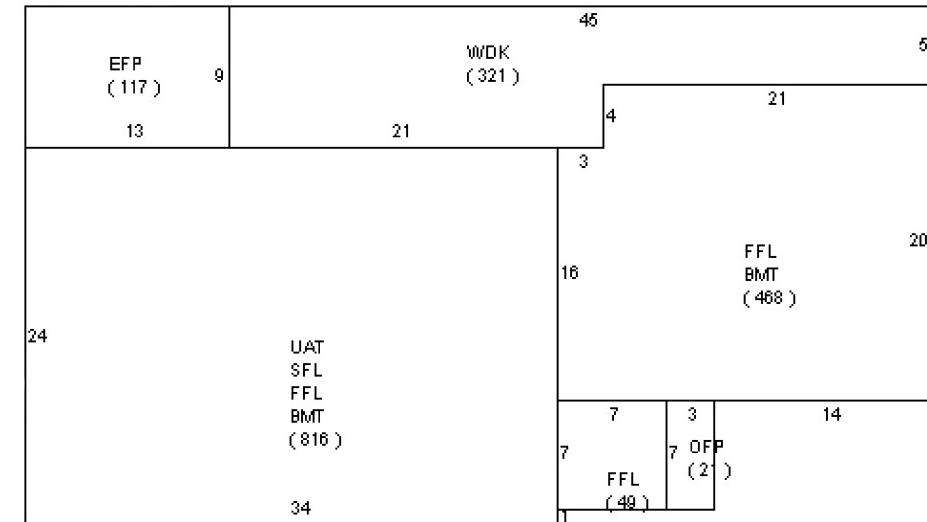
## MOBILE HOME

Make:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 14   | Open Porch  | D | Y   | 1   | 36       | A    | AV  | 1980 | 44.00      | T   | 31.2 | 101 |      |       | 1,100      |      |       | 1,100        |

PARCEL ID 019.0-0001-0011



SUB AREA

| Code               | Description  | Area - SQ  | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|--------------------|--------------|------------|-----------|--------------|----------|--------|---------|--------|----|-------|
| FFL                | First Floor  | 1,333      | 148.080   | 197,390      | BMT      | 100    | RRM     | 25     | C  |       |
| BMT                | Basement     | 1,284      | 51.640    | 66,309       | UAT      | 100    | FLA     | 100    | F  |       |
| SFL                | Second Floor | 816        | 148.080   | 120,833      |          |        |         |        |    |       |
| WDK                | Deck         | 321        | 9.120     | 2,927        |          |        |         |        |    |       |
| UAT                | Upper Attic  | 204        | 82.920    | 16,917       |          |        |         |        |    |       |
| EFP                | Enclos Porch | 117        | 50.520    | 5,910        |          |        |         |        |    |       |
| OPF                | Open Porch   | 21         | 44.020    | 924          |          |        |         |        |    |       |
| Net Sketched Area: |              | 4,096      | Total:    | 411,210      |          |        |         |        |    |       |
| Size Ad            | 2149         | Gross Area | 4708      | FinArea      | 2674     |        |         |        |    |       |

SUB AREA DETAIL

**AssessPro Patriot Properties, Inc.**

